

# UNOFFICIAL COPY

**Prepared by:**

Adam P. Silverman, Esq.  
Adelman & Gettleman, Ltd.  
53 West Jackson Blvd., Suite 1050  
Chicago, IL 60605

**After Recording Mail To:**

Scott A. Weisenberg  
The Selig Law Firm, P.C.  
150 N. Riverside Plaza, Suite 1810  
Chicago, IL 60606



Doc# 1810942112 Fee \$50.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/19/2018 01:52 PM PG: 1 OF 7

**Mail Tax Bills To:**

GA Northbrook LLC  
6250 River Road, Suite 11-100  
Rosemont, Illinois 60018

*order's use only.*

## SPECIAL WARRANTY DEED

GREEN ACRES COUNTRY CLUB, an Illinois not-for-profit corporation, having offices at Green Acres Country Club c/o Adelman & Gettleman, Ltd., 53 W. Jackson Blvd., Suite 1050, Chicago, IL 60604 ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL and CONVEY unto GA NORTHBROOK LLC, a Delaware limited liability company, having offices at 6250 River Road, Suite 11-100, Rosemont, Illinois 60018 ("Grantee"), that certain tract or parcel of real property (herein called the "Land") located in Cook County, Illinois, as more particularly described on Exhibit A attached hereto and made a part hereof by this reference, together with all buildings and other improvements located on the Land ("Improvements"), and all easements and other related rights and privileges appurtenant to or benefitting the Land or Improvements, including without limitation, any streets, alleys, passages and other rights of way (the Land, the Improvements and all rights and appurtenances are herein collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters (the "Permitted Exceptions") set forth in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to warrant and defend the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

8984529 1 of 2

CT# JYok

925038\_1

Box 400

**REAL ESTATE TRANSFER TAX**

13-Apr-2018



COUNTY: 4,875.00  
ILLINOIS: 9,750.00  
TOTAL: 14,625.00

04-02-300-046-0000 | 20180401642724 | 2-085-456-160

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Grantor states that this is not homestead property under the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed as of April 11, 2018.

GREEN ACRES COUNTRY CLUB,  
an Illinois not-for-profit corporation

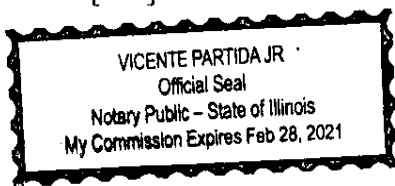
By: CRAIG H. GERSTEIN MD  
Name: [Signature]  
Title: President

State of Illinois )  
County of Cook ) ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that CRAIG H. GERSTEIN, as the President of GREEN ACRES COUNTRY CLUB, and known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that s/he signed and delivered said instrument, in such capacity and on behalf of said entities, as her/his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11<sup>th</sup> day of April, 2018.

[seal]



[Signature]  
Notary Public  
Commission expires: Feb 28 2021

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## EXHIBIT A

### Legal Description

PARCEL 1:  
(PIN: 04-02-300-046)

LOT 1 IN THE PLAT OF CONSOLIDATION OF GREEN ACRES COUNTRY CLUB, BEING LOCATED IN SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0627012090, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 22 MINUTES 42 SECONDS EAST, (BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES SYSTEM, NAD83, EAST ZONE), ALONG THE MOST WESTERLY LINE OF SAID LOT 1, ALSO BEING THE EAST RIGHT OF WAY LINE OF LEE ROAD, PER SAID PLAT OF CONSOLIDATION, 30.14 FEET; THENCE SOUTH 68 DEGREES 56 MINUTES 23 SECONDS EAST, 71.26 FEET, TO A POINT ON A LINE 5.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 68 (DUNDEE ROAD), PER SAID PLAT OF CONSOLIDATION, THENCE NORTH 89 DEGREES 35 MINUTES 41 SECONDS EAST, ALONG THE LAST DESCRIBED PARALLEL LINE, 249.07 FEET TO A POINT ON AN EAST LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 24 MINUTES 19 SECONDS WEST, ALONG SAID EAST LINE, 5.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, ALSO BEING THE NORTH RIGHT OF WAY OF SAID ILLINOIS ROUTE 68; THENCE NORTH 89 DEGREES 35 MINUTES 41 SECONDS WEST, ALONG THE LAST DESCRIBED LINE 315.73 FEET TO THE POINT OF BEGINNING.

PARCEL 2:  
(PIN: 04-02-301-014)

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE 1249.9 FEET (RECORDED) EAST COINCIDENT WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 33 FEET PERPENDICULAR TO THE LAST DESCRIBED LINE (THE 33 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION WAS TAKEN FOR DUNDEE ROAD BY THE STATE OF ILLINOIS) TO THE POINT OF SAID BEGINNING; THENCE NORTH 00 DEGREES, 01 MINUTES, 40 SECONDS WEST 317.12 FEET TO A MONUMENT, AN IRON PIPE; THENCE 99.89 FEET NORTH 89 DEGREES, 54 MINUTES 08 SECONDS EAST TO A MONUMENT, AN IRON PIPE; THENCE 69.99 FEET SOUTH 00 DEGREES, 03 MINUTES, 17 SECONDS EAST TO THE INTERSECTION WITH A NON-TANGENTIAL CURVE CONVEX TO THE NORTHEAST WITH A RADIUS OF 50.49 FEET, AN ARC OF 78.54 FEET AND A CHORD OF 70.86 FEET WITH A BEARING OF SOUTH 44 DEGREES, 43 MINUTES, 11 SECONDS EAST TO A MONUMENT, AN IRON PIPE; THENCE 50.07 FEET SOUTH 00 DEGREES, 04 MINUTES, 33 SECONDS EAST TO A MONUMENT, AN IRON PIPE; THENCE 146.89 FEET SOUTH 00 DEGREES, 04 MINUTES, 42 SECONDS EAST TO THE INTERSECTION OF A LINE PARALLEL WITH AND 33 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION; THENCE WEST 149.93 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION TO THE POINT OF BEGINNING OF THIS TRACT OF LAND.

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PARCEL 3:  
(PIN: 04-02-301-007)

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE 1099.9 FEET (RECORDED) EAST COINCIDENT WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 33 FEET PERPENDICULAR TO THE LAST DESCRIBED LINE (THE 33 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION WAS TAKEN FOR DUNDEE ROAD BY THE STATE OF ILLINOIS) TO THE POINT OF SAID BEGINNING; THENCE NORTH 00 DEGREES, 02 MINUTES, 36 SECONDS WEST 317.00 FEET (RECORDED) TO A MONUMENT, AN IRON PIPE; THENCE 150.01 FEET NORTH 89 DEGREES, 57 MINUTES, 08 SECONDS EAST TO A MONUMENT, AN IRON PIPE; THENCE 317.12 FEET SOUTH 00 DEGREES, 01 MINUTES, 40 SECONDS EAST TO THE INTERSECTION OF A LINE PARALLEL WITH AND 33 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION; THENCE WEST 149.92 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION TO THE POINT OF BEGINNING OF THIS TRACT OF LAND.

PARCEL 4:  
(PINS: 04-02-500-002 & 04-02-500-006)

THAT PART OF THE FORMER UNION PACIFIC RAILROAD COMPANY'S RIGHT OF WAY, LOCATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS THAT PART THEREOF LYING WESTERLY OF A LINE DRAWN 30.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE WEST MAIN TRACK OF SAID RAILROAD, AND LYING SOUTH OF THE SOUTH LINE OF THE ILLINOIS TOLL HIGHWAY, AND LYING NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF SAID SECTION 2, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF THE NORTH HALF OF THE SOUTH WEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN A LINE 734 FEET EAST OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID NORTH HALF OF SOUTH WEST QUARTER, SAID POINT BEING 302.4 FEET NORTH OF (MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF SAID NORTH HALF OF SOUTH WEST QUARTER; THENCE WEST ALONG A LINE PARALLEL WITH AND 302.4 FEET NORTH OF THE SAID SOUTH LINE OF THE NORTH HALF OF THE SOUTH WEST QUARTER, A DISTANCE OF 70 FEET; THENCE SOUTHEASTERLY TO A POINT IN A LINE 734 FEET EAST OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID NORTH HALF OF THE SOUTH WEST QUARTER, SAID POINT BEING 100 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH TO THE PLACE OF BEGINNING, SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS.

PIN: 04-02-300-046-0000;  
04-02-301-007-0000;  
04-02-301-014-0000;  
04-02-500-002-0000;  
04-02-500-006-0000

Common Address: 916 Dundee Road, Northbrook, Illinois 60062

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## EXHIBIT B

### Permitted Exceptions

1. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF ROADWAY CONSTRUCTION AND OTHER HIGHWAY PURPOSES RECORDED JULY 29, 2015 AS DOCUMENT NO. 1521046120, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, AND AS SHOWN OF THAT CERTAIN ALTA SURVEY PREPARED BY SPACECO INC. DATED DECEMBER 7, 2016 AND KNOWN AS JOB NUMBER 9572, LAST REVISED MAY 18, 2017.
2. EASEMENT TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS TO ERECT AND MAINTAIN POLES, CABLES AND OTHER EQUIPMENT IN, UPON AND ACROSS LAND, AS CONTAINED IN A GRANT FROM CHARLES SCHNADT RECORDED DECEMBER 31, 1917 IN BOOK 14742, PAGE 181 AS DOCUMENT 6254920, AND AS SHOWN OF THAT CERTAIN ALTA SURVEY PREPARED BY SPACECO INC. DATED DECEMBER 7, 2016 AND KNOWN AS JOB NUMBER 9572, LAST REVISED MAY 18, 2017.
3. RIGHTS OF THE VILLAGE OF NORTHBROOK AND OTHERS AS SET FORTH IN THE AGREEMENT DATED MARCH 13, 1957 AND RECORDED APRIL 22, 1957 AS DOCUMENT 16882696 BETWEEN SAID MUNICIPALITY AND THE ILLINOIS STATE TOLLWAY COMMISSION AND THE VACATION ORDINANCE APPENDED THERETO.
4. GRANT OF EASEMENT DATED JULY 30, 1969 AND RECORDED AUGUST 8, 1969 AS DOCUMENT 20925001 MADE BY GREEN ACRES COUNTRY CLUB TO THE COMMONWEALTH EDISON COMPANY, A CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, ERECT, OPERATE, USE, MAINTAIN, RELOCATE, RENEW AND REMOVE ELECTRICAL TRANSMISSION LINES, WIRES AND CABLES ATTACHED THERETO OVER AND ACROSS PART OF THE LAND AS SHOWN OUTLINED IN RED ATTACHED TO PLAT MARKED EXHIBIT 'A' AND MADE A PART THEREOF FOR THE TRANSMISSION OF ELECTRIC ENERGY AND RELATING TO CONDITIONS PERTAINING TO RIGHTS OF INGRESS AND EGRESS OF GRANTEE, TREE TRIMMING RIGHTS OF GRANTEE, CLAIMS FOR DAMAGE AGAINST GRANTEE, AND RESERVATION OF RIGHT TO USE SURFACE OF THE LAND BY GRANTOR, AND AS SHOWN OF THAT CERTAIN ALTA SURVEY PREPARED BY SPACECO INC. DATED DECEMBER 7, 2016 AND KNOWN AS JOB NUMBER 9572, LAST REVISED MAY 18, 2017.
5. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED MAY 23, 1978 AS DOCUMENT 24460405, AND THE TERMS AND PROVISIONS THEREOF.

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6. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED OCTOBER 30, 1989 AS DOCUMENT 89514896, AND THE TERMS AND PROVISIONS THEREOF.
7. COVENANTS AND RESTRICTIONS RELATING TO PERMIT TO INSTALL LAWN SPRINKLER (IRRIGATION) SYSTEM CONTAINED IN DOCUMENT NO. 93611601, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
8. TERMS, PROVISIONS AND LIMITATIONS OF THE NO FURTHER REMEDIATION LETTER AND LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE ATTACHED THERETO, RECORDED JULY 10, 2007 AS DOCUMENT NUMBER 0719156074.
9. TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED JANUARY 21, 2016 AS DOCUMENT 1602134006.
10. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
11. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
12. ORDINANCE NO. 06-28, AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A MEMBERSHIP SPORTS AND RECREATION CLUB, YARD VARIATION AND SITE PLAN APPROVAL RECORDED SEPTEMBER 25, 2006 AS DOCUMENT NUMBER 0626831060, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
13. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 2607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO RESERVING TO THE GRANTOR, ITS LESSEES, LICENSEES, SUCCESSORS AND ASSIGNS, THE RIGHT TO CONTINUE TO PROTECT, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, OPERATE AND USE ANY AND ALL EXISTING DRAINAGE, DRIVEWAYS, CONDUITS, SEWERS, WATER MAINS, GAS LINES, ELECTRIC POWER LINES, COMMUNICATION LINES, WIRES AND OTHER UTILITIES, AND EASEMENTS OF ANY KIND WHATSOEVER ON THE PROPERTY. GRANTEE ALSO AGREES NOT TO ALTER THE DRAINAGE CONDITIONS IN SUCH A WAY AS TO ADVERSELY AFFECT GRANTOR'S REMAINING PROPERTY; TO ASSUME THE TOTAL EXPENSE OF ERECTING AND MAINTAINING A FENCE ALONG THE EASTERLY BOUNDARY LINE (TRACKSIDE) OF THE PROPERTY, WITHIN 45 DAYS FROM THE DATE OF THE DEED; TO TAKE ALL STEPS NECESSARY, AT

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NO EXPENSE TO GRANTOR, TO COMPLY WITH ANY AND ALL GOVERNMENTAL REQUIREMENTS RELATING TO LAND PLATTING AND USE, CONTAINED IN THE DEED RECORDED JUNE 4, 1996 AS DOCUMENT NO. 96423306, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS